

June 24th, 2025

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RE: Wegmans SUP Modification

Project Description:

The subject property is located along Old Durham Road, west of the intersection with Cooper Street (Orange County PIN 9799783414). The site currently exists as an overflow parking space for the existing Wegmans Food Market located across Old Durham Road. This proposal to modify the existing Special Use Permit (Project # 16-121) is for the purpose of removing the approximately 0.88 ac parcel identified as PIN 9799783414 from the Special Use Permit and revert the property to its Town of Chapel Hill general zoning designation.

Existing Conditions:

The site currently serves as 84 overflow parking spaces for the Wegmans Food Market. There are no proposed modifications to the existing conditions as part of this application.

Findings of Fact

The applicant hereby justifies the request for modification of Special Use Permit application as per the Town of Chapel Hill's Land Use Management Ordinance, Appendix A, section 4.5.2(a):

Finding #1: That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

Response: This proposal to remove the 0.88 ac parcel from the special use permit will retain its existing condition and does not impact public health, safety, and general welfare. When removed from the SUP, the parcel reverts to its approved general zoning.

Finding #2: That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 3 and 5, the

applicable specific standards contained in the supplemental use regulations (article 6), and with all other applicable regulations.

Response: By removal of this parcel from the existing SUP, all LUMO regulations apply. Any future development or redevelopment would be subject to all LUMO regulations for the existing zoning district. In summary, the existing site and any future developments would meet all required regulations.

Finding #3: That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.

Response: The removal of the site from the existing SUP means that existing general zoning will apply. Removal of the parcel from the SUP will not impact the value of the contiguous or surrounding properties in any way.

Finding #4: That the use or development conforms with the general plans for the physical development of the town as embodied in this appendix and in the comprehensive plan.

Response: The removal of this site from the existing SUP means that existing zoning applies to any development on it. Existing zoning conforms with the general plans for the physical development of the Town as embodied in the Comprehensive Plan. All previously stated goals provided by the Wegman's development will still be met and not be hindered by the removal of this parcel from the SUP. The parking on this parcel is not required by LUMO or the SUP.